



HISTORIC LANDMARK COMMISSION
Monday, February 23, 2015 – 7:00 P.M.
REGULAR MEETING
City Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

____ *Laurie Limbacher, Chair*
____ *Andrea Roberts*
____ *Dan Leary*
____ *Mary Jo Galindo*

____ *John Rosato, Vice-Chair*
____ *Leslie Wolfenden Guidry*
____ *Terri Myers*

AGENDA

CALL TO ORDER

I. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

II. APPROVAL OF MINUTES

1. January 26, 2015

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATIONS, and REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

1. C14H-2013-0005

Old Judges' Hill Local Historic District

Roughly bounded by West Avenue on the east, 15th Street on the south, Shoal Creek Boulevard on the west, and W. Martin Luther King, Jr. Boulevard on the north.

Applicants: Bob Swaffar and Mark Seeger, Old Judge's Hill Historic District Committee

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Postpone to March 23, 2015 at the applicant's request.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1978-0035 – Jacoby-Pope Building

200 E. 6th Street

Proposal: Signage for Eureka!

Applicant: Texas Custom Signs

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Not reviewed

Staff Recommendation: Approve as proposed. The applicant has taken the direction of staff and the Commission and revised the proposal in accordance with the Sign Standards.

2. C14H-1978-0038 – Paramount Theater

713 Congress Avenue

Proposal: Reproduce and re-erect the historic Paramount Theater blade sign.

Applicant: Valenzuela Preservation Studio

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Recommend approval as proposed.

Staff Recommendation: Approve as proposed.

3. C14H-1986-0015, C14H-2004-0008, NRD-2004-0035, and DBN-2014-0001

Grandberry Building and Mitchell-Robertson Building

907, 909, and 911 Congress Avenue

Proposal: Deconstruct and rebuild the front walls of three buildings.

Applicant: Donald Wallace

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Not reviewed

Staff Recommendation: Postpone to March 23, 2015 at the applicant's request.

4. C14H-2004-0007 – Steck House

305 E. 34th Street

Proposal: Demolish an outbuilding, garage, and carport, and construct four new duplexes on the site.

Applicant: Cater Joseph

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Revise the site plan so that the Steck House remains the focal point of the site.

Staff Recommendation: Approve as proposed.

5. LHD-2015-0001

1102 W. 9th Street (Castle Hill)

Proposal: Construct a south addition and pool house on the north side of the lot. Demolish an outbuilding, garage, and carport, and construct four new duplexes on the site.

Applicant: Linda Sullivan, Permit Partners

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve with the recommendation that the applicant consider moving the south addition further back from the front of the house, retaining the historic side porch, and using the existing wooden addition to the rear of the house as a connector between the original house and the addition.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1 NRD-2014-0075

3412 Happy Hollow (Old West Austin)

Proposal: Construct a new house.

Applicant: Paul M. Smith

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Reduce the scale of the house to be more in line with the character of the district remove the transom-like windows, and perhaps use more of a mix of materials, especially wood or cement fiber board to temper the apparent vastness of the stonework and scale of the house.

2. NRD-2014-0078

1631 Palma Plaza (Old West Austin)

Proposal: Construct a new house.

Applicant: Morris Yates

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Approve as proposed.

3. NRD-2014-0140

75 Rainey Street (Rainey Street)

Proposal: Relocate a ca 1904 house to an as-yet unspecified location.

Applicant: Maria Bernhardt

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the relocation permit once the proposed location is finalized and upon completion of a City of Austin Documentation Package; also encourage the applicant to give further thought to retainin t the house on-site to maintain a higher degree of integrity for the Rainey Street Historic District.

4. NRD-2014-0143

2707 Wooldridge Drive (Old West Austin)

Proposal: Construct rear additions, expand the garage, and relocate the driveway to the side of the house.

Applicant: James Holland

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Approve as proposed.

5. NRD-2015-0001

2605 Harris Boulevard (Old West Austin)

Proposal: Construct a second-story addition above the one-story section of the house. house.

Applicant: Amber Dudley, Moontower

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed with the recommendation that the applicant consider a less ornate treatment for the new front-facing window to better maintain the architectural integrity of the house, and complete a City of Austin Documentation Package prior to release of the permit.

6. NRD-2015-0003

1504 Rainbow Bend (Old West Austin)

Proposal: Construct a second story addition.

Applicant: Marzia Volpe

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Approve as proposed.

7. NRD-2015-0009

422 Congress Avenue (Congress Avenue)

Proposal: Construct a rooftop deck.

Applicant: Jim Herbert

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend that the applicant conform to the setbacks set forth in the Downtown Austin Plan and the historic district Architectural Standards and set the proposed deck back at least 15 feet from the wall of the building.

8. NRD-2015-0011

3005 Harris Boulevard (Old West Austin) Postpone to March 23, 2015 – the applicant did not submit plans for new construction in time for this meeting.

9. NRD-2015-0014

1708 W. 30th Street (Old West Austin)

Proposal: Construct a second-story addition.

Applicant: Micaelan Davis

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Scale back the height of the addition and its placement on the house; consider a more compatible fenestration pattern, and complete a City of Austin Documentation Package prior to release of the permit.

10. NRD-2015-0015

1423 Preston Avenue (Old West Austin)

Proposal: Construct a two-story addition to the rear of the house; partially enclose the front porch.

Applicant: Chris Wood

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Reconsider the change to the front of the house.

11. NRD-2015-0016

1305 Marshall Lane (Old West Austin)

Proposal: Demolish the existing non-historic garage and apartment (one story), and construct a two-story garage apartment in its place.

Applicant: Larry Anderson
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed with the recommendations that the applicant consider using hardi-plank as the primary material on the proposed garage apartment, and that the applicant consider using window openings more in line with those on the primary residence.

12. NRD-2015-0024

823 Congress Avenue (Congress Avenue)

Proposal: Reconfigure the existing retail stall.

Applicant: Ian Ellis, MF Architecture

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Approve as proposed.

13. NRD-2014-0138

3309 Oakmont Boulevard (Old West Austin) –Postpone to March 23, 2015 at the applicant's request.

D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

1. HDP-2014-1079

705 W. 32nd Street – Postpone to March 23, 2015 at the applicant's request.

2. HDP-2014-1083

1611 Walnut Avenue

Proposal: Demolish a ca. 1925 house.

Applicant: MX3 Homes

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Either postpone to March 9, 2015 or initiate historic zoning to enable the applicant to consider alternatives to demolition.

3. HDP-2014-1088

1632 S. 1st Street

Proposal: Demolish a ca. 1908 house.

Applicant: DAR Construction

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

4. HDP-2014-1117

1409 Canterbury Street

Proposal: Demolish a ca. 1909 house.

Applicant: Pecan Valley Homes

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Either postpone to February 23, 2015 or initiate historic zoning to enable the applicant to consider alternatives to demolition.

5. HDP-2014-1131

4807 and 4809 Harmon Avenue

Proposal: Demolish two ca. 1950 houses.

Applicant: Theresa Canchola

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use over removal, then relocation over demolition, but release the permits upon completion of a City of Austin Documentation Packages.

6. HDP-2014-1147

1708 Vista Lane

Proposal: Demolish a ca. 1939 house.

Applicant: IDM Builders

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and additions rather than demolition, but if the Commission votes to release the demolition permit, then recommend that the applicant complete a City of Austin Documentation Package prior to release of the permit.

7. HDP-2014-1152

1106 Travis Heights Boulevard

Proposal: Demolish a ca. 1919 house.

Applicant: Duncan Osborne

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Either postpone to March 9, 2015 or initiate a historic zoning case.

8. HDP-2015-0002

1805 Lightsey Road

Proposal: Demolish a ca. 1932 house.

Applicant: John R. Nelson, Lightsey II

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: No recommendation, but if the Commission releases the demolition permit, then staff recommends that the applicant complete a City of Austin Documentation Package prior to the release of any permits.

9. HDP-2015-0024

2004 Pennsylvania Avenue

Proposal: Demolish a ca. 1908 house that was moved to the current site in 1963.

Applicant: Hector Avila

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Request that the applicant consider rehabilitation and re-use rather than demolition if the house is structurally sound. If rehabilitation is not feasible, then release the permit upon completion of a City of Austin Documentation Package.

10. HDP-2015-0047

609 Elmwood Place

Proposal: Demolish a ca. 1923 house.

Applicant: Michael Friedman

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Rehabilitate the house if feasible, or relocate rather than demolish, but release the permit upon completion of a City of Austin Documentation Package.

11. **HDP-2015-0058**
607 Elmwood Place
Proposal: Demolish a ca. 1925 house.
Applicant: Michael Friedman
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Rehabilitate the house if feasible, or relocate rather than demolish, but release the permit upon completion of a City of Austin Documentation Package.
12. **HDP-2015-0060**
5400 Shoalwood Avenue
Proposal: Demolish a ca. 1948 house.
Applicant: David Whitworth
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Rehabilitate the house if feasible, but release the permit upon completion of a City of Austin Documentation Package.
13. **HDP-2015-0062 and -0063**
1601 Singleton Avenue and 2502 E. 16th Street
Proposal: Demolish a ca. 1959 house (1601 Singleton Avenue), and a ca 1954 house (2502 E. 16th Street)
Applicant: Andrew Evans and Alicia Moore
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Rehabilitate the house at 2502 E. 16th Street if feasible, but release the permit upon completion of a City of Austin Documentation Package.
14. **HDP-2015-0071**
1710 E. 14th Street
Proposal: Demolish a ca. 1904 house.
Applicant:
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Rehabilitate the house if feasible, but release the permit upon completion of a City of Austin Documentation Package.
15. **HDP-2015-0077**
2211 Canterbury Street
Proposal: Demolish a ca. 1923 house.
Applicant: William Hodge
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Rehabilitate the house if feasible, but release the permit upon completion of a City of Austin Documentation Package.
16. **HDP-2015-0084**
2707 Hemphill Park
Proposal: Partial demolition and construction.
Applicant: James Holland
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Assuming that the Texas Historical Commission approves the proposed work then release the permit with the recommendation that the applicant carefully consider which windows, doors, and sections of siding that must be replaced.

**17. HDP-2015-0088
904 E. 2nd Street**

Proposal: Demolish a ca. 1904 house.

Applicant: Benjamin Construction

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Rehabilitate the house if feasible, but release the permit upon completion of a City of Austin Documentation Package.

V. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES.

1. DBN-2014-0001 – 907, 909, and 911 Congress Avenue.

The applicant is proposing a Certificate of Appropriateness for work to the facades and will meet with the Certificate of Appropriateness Review Committee on March 9, 2015.

VII. COMMITTEE REPORTS

- A. Certificates of Appropriateness Review Committee**
- B. Operations Committee**
- C. Grants Committee**
- D. Preservation Plan Committee**

VIII. NEW BUSINESS

- A. Items from Commission**
- B. Items from Staff**

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Kalan Contreras, Historic Preservation Office, Planning and Development Review Department, at 512-974-2727, for additional information; TTY users route through Relay Texas at 711.

For more information on the Historic Landmark Commission, please contact Steve Sadowsky, City Historic Preservation Officer, at 512-974-6454.